

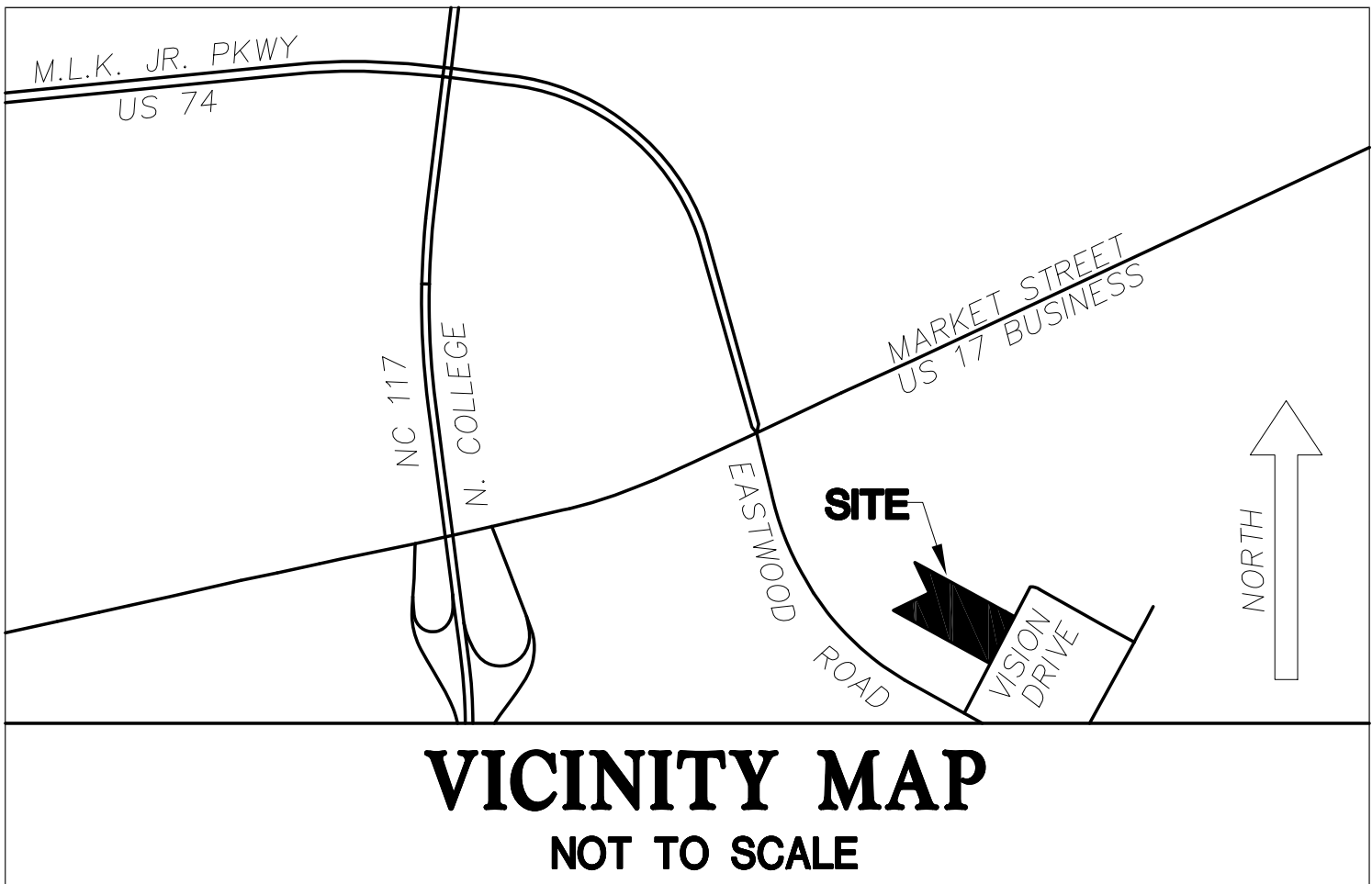
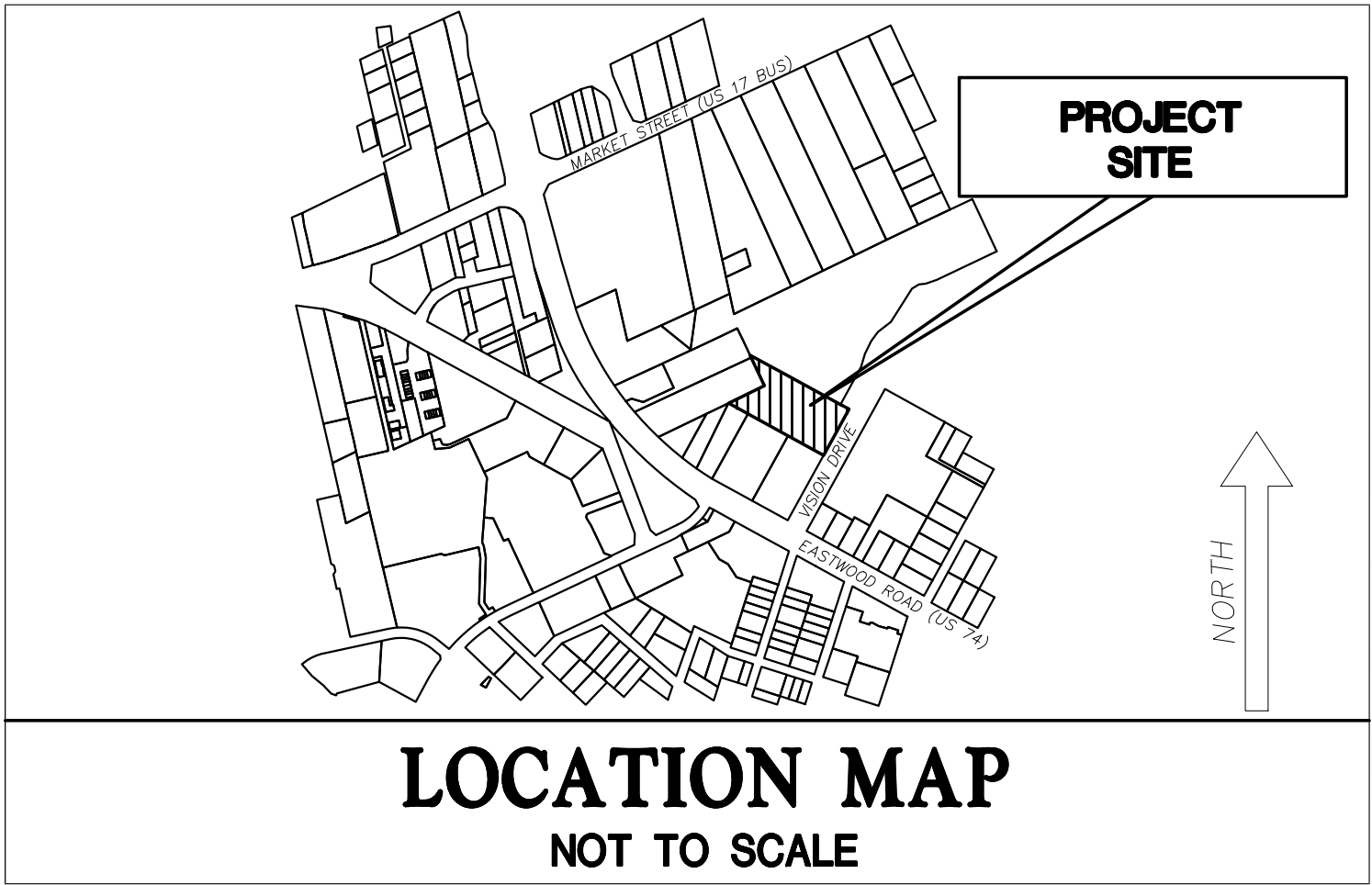
Mr. Ronald Saucier

WHITEBROOK FARMS

SUBDIVISION

WILMINGTON, NC

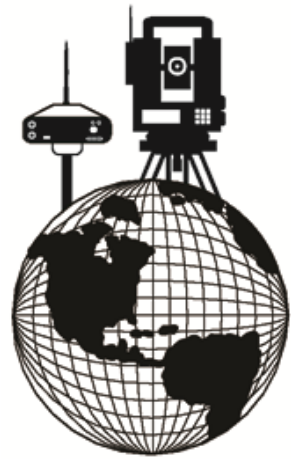
OCTOBER 2018



NUMBER	TITLE
-	TITLE SHEET
C-001	LEGEND, ABBREV., & GENERAL NOTES
C-101	SITE INVENTORY
C-201	PRELIMINARY SUBDIVISION PLAN
C-202	RIGHT-OF-WAY IMPROVEMENTS PLAN
C-211	SITE IMPROVEMENTS PLAN
C-221	GRADING PLAN
L-101	LANDSCAPE PLAN
D-101	CITY OF WILMINGTON CIVIL/ SITE STANDARD DETAILS
D-102	CITY OF WILMINGTON CIVIL/ SITE STANDARD DETAILS

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REVISIONS			
NO.	DATE	OTS	DESCRIPTION
1	09/10/19		ADD PRIVATE HYDRANT/ REMOVE ACCESS ESM/ MOVE LOT #2 PKG
2			
3			



GS&E
GEOMATICS
SURVEYING & ENGINEERING INC.
PROFESSIONAL FIRM# C-3796
PROJECT NUMBER 20 - 63

FOR EACH OPEN UTILITY CUT OF CITY STREETS, A \$325 PERMIT SHALL BE REQUIRED FROM THE CITY PRIOR TO OCCUPANCY AND/ OR PROJECT ACCEPTANCE.

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER PLAN


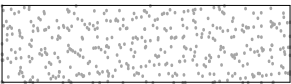







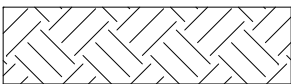


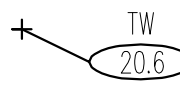


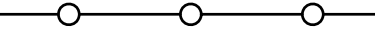
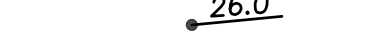



Date: _____ Permit # _____
Signed: _____

APPROVED CONSTRUCTION PLAN

NAME _____ DATE _____

PLANNING _____
TRAFFIC _____
FIRE _____

F:\GSandE\01-20_New Hanover\63_Vision Drive_Division\CAD\20-63_master.dwg

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
A	GENERAL NOTES						LEGEND					SITE CONDITIONS				<div></div>	
B	1. PROJECT: WHITEBROOK FARMS SUBDIVISION 165 VISION DRIVE WILMINGTON, NC 28405						EXISTING ASPHALT N/A					PROPOSED 				EXISTING CONDITIONS THE EXISTING 165 DIVISION DRIVE CONSISTS OF TWO SEPARATE DEVELOPMENTS. THE FRONT IS THE CURRENTLY OPERATING CHILD CARE FACILITY DEVELOPED AS "SPEC" CHILD CARE DURING THE LATE 90'S. THE REAR IS THE ORIGINAL WAREHOUSE FACILITY FOR WHITEBROOK FARMS DAIRY OPERATION, EXISTING SINCE THE 70'S, POSSIBLY EARLIER.	
C	OWNER: MR. RONALD SAUCIER P.O. BOX 1201 WILMINGTON, NC 28480 910-617-7252						BENCHMARK N/A					BUILDING RESTRICTION LINE N/A					
D	CIVIL DESIGN: GS&E, INC. CONTACT: COMER LYONS, PLS, PE PO BOX 16110 WILMINGTON, NC 28408 910-742-3860						BUILDING 					CONCRETE 					
E	SURVEYOR: PORT CITY GEOMATICS, LTD. CONTACT: JASON FAILLA, PLS 4701 WRIGHTSVILLE AVE. BUILDING 3, UNIT 101 WILMINGTON, NC 28403 910-791-1212						CONTOUR, INTERMEDIATE --- 1001 --- 					CONTOUR, MAIN --- 1000 --- 				PROPOSED CONDITIONS THE PROPOSED CONDITION WILL PLACE A NEW 40' PRIVATE ROAD TO FACILITATE SUBDIVISION OF THE EXISTING PARCEL INTO TWO SEPARATE PARCELS. THE INTENT IS TO DIVIDE THE "SPEC" FACILITY FROM THE FORMER DAIRY WAREHOUSE, RESULTING IN TWO 'RB' CONFORMING LOTS. IN THE SHORT TERM, THE DAYCARE WILL REMAIN A DAYCARE AND THE FORMER WAREHOUSE STRUCTURE IS INTENDED TO BE USED AS A MOVING SUPPLY BUSINESS. NET DECREASE TO IMPERVIOUS SURFACES IS EXPECTED THROUGH PROJECT DEVELOPMENT AS REPRESENTED, HEREON.	
F	2. PARCEL ID #: R05013-001-006-000.						CONTOUR, MAIN --- 1000 --- 					DEMOLITION: SITE N/A 					
G	3. ACREAGE: PARCEL: 3.76 ACRES.						DRAINAGE SWALE --- --- ---					STORMDRAIN STRUCTURE 					
H	4. PROJECT IS LOCATED IN NEW HANOVER COUNTY, NORTH CAROLINA. REFERENCE DEED BOOK 6131, PAGE 1343.						EARTH 					OVERHEAD ELECTRICAL N/A					
I	5. ALL CONSTRUCTION MUST CONFORM WITH APPROVED LAND DEVELOPMENT PERMITS, LOCAL STATE AND FEDERAL LAW AND REQUIREMENTS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, LATEST EDITION.						FENCE --- X ---					FIRE HYDRANT 					
J	6. NOTIFY APPROPRIATE AUTHORITY 24 HOURS PRIOR TO COMMENCING CONSTRUCTION.						FIRE WATER MAIN --- FW ---					HEADWALL/ FES 					
K	7. OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.						TOP/ BOTTOM WALL ELEV. N/A 					MONUMENT FOUND N/A					
	8. EXISTING CONTOURS ARE AT ONE (1) FOOT INTERVALS BASED ON SURVEY PROVIDED BY PORT CITY GEOMATICS, LTD. NEW PRIVATE STREET ONLY.						NAIL SET N/A 					POWER POLE 					
	9. RIGHT-OF-WAY ADJACENT TO THE PROJECT IS PUBLIC AND ONLY WORK REQUIRED TO COMPLETE PROPOSED IMPROVEMENTS, AS APPROVED BY THE CITY OF WILMINGTON (OR RELEVANT UTILITY) IS AUTHORIZED WITHIN THE RIGHT-OF-WAY.						RIGHT OF WAY --- --- ---					SILT FENCE N/A 					
	10. ACCEPTANCE OF THESE PLANS BY THE CITY DOES NOT RELIEVE PERMIT HOLDER FROM MEETING REQUIREMENTS OF WILMINGTON'S OFFICIAL CODE, SEDIMENTATION & EROSION CONTROL ORDINANCE, THE RULES AND REGULATIONS OF THE NEW HANOVER COUNTY HEALTH DEPARTMENT, THE US ARMY CORPS OF ENGINEERS AND ANY OTHER LOCAL, STATE, OR FEDERAL LAW OR REGULATION AS THEY RELATE TO DEVELOPMENT IN NEW HANOVER COUNTY, NC.						SPOT ELEVATION 					STORM SEWER 					
	11. IF ACTUAL SITE CONDITIONS VARY FROM ACCEPTED PLANS, IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO INFORM THE ENGINEER OF RECORD AND THE COUNTY ZONING ADMINISTRATOR FOR ASSESSMENT OF CONDITION. PROJECT CONSTRUCTION MAY BE DELAYED DURING ASSESSMENT PERIOD.						TELEPHONE --- T ---					SLOPE ARROW N/A 					
	12. THIS PLAN DOES NOT INCLUDE DEVELOPMENT WITHIN, NOR DISTURBANCE OF, ANY WETLAND AREAS. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.						DRAINAGE AREA N/A 										
	13. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATION, DEPTH & PRESENCE OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. ALL PROPOSED WORK IS SUBJECT TO THE LOCATION AND PRESENCE OF EXISTING UTILITIES AND INFORMATION AS SHOWN ON THESE PLANS MAY NOT BE COMPLETE.																
	14. THE SUBJECT SITE IS SHOWN TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM #3720314800K (MAP REVISED: 08/28/18).																
	15. WHERE A NOTE IS SHOWN ON ANY INDIVIDUAL PLAN SHEET, THAT NOTE PERTAINS TO THE PLAN SET ON WHOLE.																
	16. IF A CONTRADICTIONARY ITEM IS FOUND WITHIN THE PLAN SET, OR WHERE PLANS CONTRADICT GOVERNING AUTHORITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND AWAIT DIRECTION BEFORE PROCEEDING WITH WORK. WORK DONE BY CONTRACTOR IN CASES OF CONTRADICTION IS AT THE SOLE RISK OF THE CONTRACTOR.																
	17. CONTRACTOR SHALL HAVE ALL ONSITE UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL BE AT THE SOLE RISK OF CONTRACTOR.																
	18. WHERE SPECIFICATIONS FOR MATERIALS OR WORKMANSHIP ARE NOT EXPLICITLY SHOWN ON THE PLANS, CONTRACTOR SHALL BE GOVERNED BY NCDOT STANDARDS AND SPECIFICATIONS.																
	19. WHERE PLANS REFERENCE (OR SHOW) LAYOUT FOR DISCIPLINES OTHER THAN CIVIL (I.E FOUNDATIONS, STRUCTURES, LIGHTING, ETC.), CONTRACTOR SHALL ACQUIRE CURRENT, SEALED DOCUMENTS FOR THOSE DISCIPLINES AND MATERIALS AND WORKMANSHIP SHALL BE GOVERNED THEREBY.																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		



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Scales, as stated hereon, are valid on the original drawing; the dimensions of which are 24 by 36 inches. These scales, noted hereon, are hereby changed by the ratio of the overall sheet dimensions of the print to corresponding dimensions of the original drawing.

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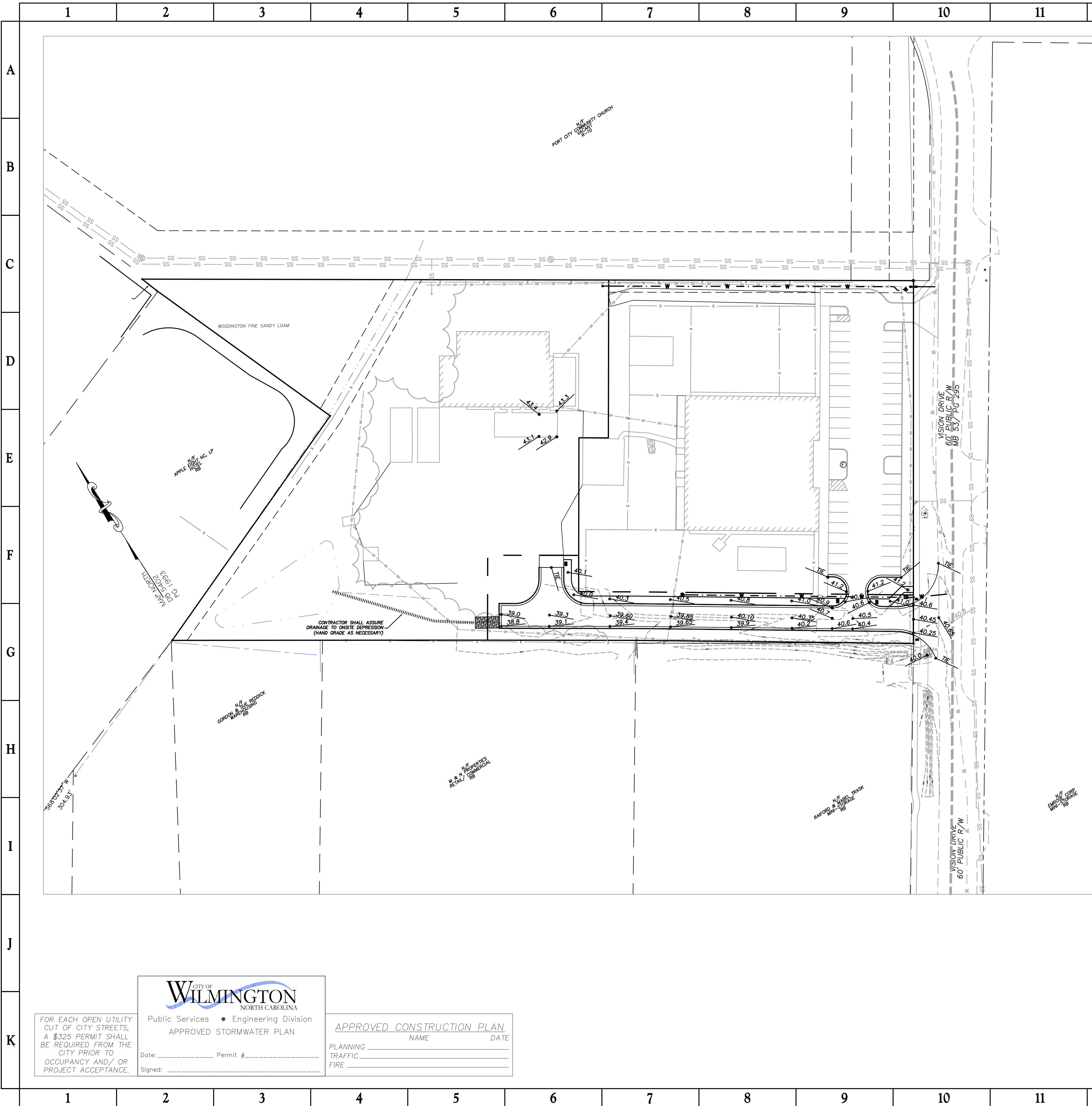
DRAWING TITLE
LEGEND,
ABBREVIATIONS,
& GENERAL NOTES

DRAWN BY FCL	CHECKED BY FCL
DRAWING DATE 10/18/18	DRAWING NUMBER C-001
PROJECT NUMBER 20-63	2 OF 10

NOT ISSUED FOR CONSTRUCTION



F:\GSandE\01-20_New Hanover\63 Vision Drive Division\CAD\20-63_master.dwg



COMPACTION REQUIREMENTS:

- BUILDING FOUNDATION.**

ALL VEGETATIVE MATTER SHALL BE STRIPPED AND REMOVED WITHIN A PERIMETER 5-FOOT WIDER THAN NEW CONSTRUCTION FOOTPRINT (MINIMUM 6-INCHES BELOW EXISTING GRADE).

STRUCTURAL BACKFILL SHALL BE PLACED IN NO GREATER THAN 6" LIFTS AND COMPACTED TO 95% MAX DRY DENSITY (MODIFIED PROCTOR).

CONTRACTOR SHALL PROTECT EXISTING STRUCTURES. NON-VIBRATORY COMPACTION SHALL BE USED AND FILL PLACED IN LESS THAN 4" LIFTS WHEN WORKING WITHIN 10-FOET OF ADJACENT STRUCTURES.

FILL SHALL BE PLACED TO AN ELEVATION THAT FACILITATES EARTHEN FORMING FOR PROPOSED FOUNDATION.

CONTRACTOR SHALL CROSS-REFERENCE STRUCTURAL ENGINEERING PLANS AND MORE RESTRICTIVE/ STRINGENT FOUNDATION REQUIREMENTS SHALL GOVERN.

IF UNSUITABLE MATERIAL IS ENCOUNTERED, CONTRACTOR SHALL ENGAGE GEOTECHNICAL PROFESSIONAL AND REPAIR AREA IN ACCORDANCE WITH DOCUMENTED DIRECTION.
- ASPHALTIC & CONCRETE PAVING, SLABS & WALKS**

ALL VEGETATIVE MATTER SHALL BE STRIPPED AND REMOVED WITHIN A PERIMETER 1-FOOT WIDER THAN NEW CONSTRUCTION FOOTPRINT (MINIMUM 6-INCHES BELOW EXISTING GRADE).

EXPOSED SUBGRADE SHALL REMAIN UNDISTURBED AND NOT RUT OR PUMP WHEN SUBJECTED TO EXPECTED LOADS.

WHERE UNSUITABLE SUBGRADE MATERIAL IS ENCOUNTERED, CONTRACTOR SHALL CUT A MINIMUM OF 24-INCHES BELOW SUBGRADE AND REPLACE WITH SUITABLE STRUCTURAL FILL IN 6-INCH LIFTS WITH VIBRATORY COMPACTION TO 100% MAXIMUM DRY DENSITY.

CONTRACTOR SHALL PROTECT EXISTING STRUCTURES. NON-VIBRATORY COMPACTION SHALL BE USED AND FILL PLACED IN LESS THAN 4" LIFTS WHEN WORKING WITHIN 10-FOET OF ADJACENT STRUCTURES.

GRADING NOTES:

- CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND REPORT ANY DISCREPANCIES TO ENGINEER.
- ALL NEW SPOT ELEVATIONS ARE SHOWN AS FINISHED GRADES. THE CONTRACTOR MUST MAKE ALLOWANCES FOR THICKNESS OF SOD, PAVING SECTIONS, CONCRETE SLABS, RAMPS, ETC. WHERE APPLICABLE.
- ALL NEW SPOT ELEVATIONS ARE TO TOP OF PAVEMENT. AT CURB SECTIONS, TOP OF CURB SHOULD BE IN ACCORDANCE WITH CITY STANDARD DETAILS. FLOW LINE OF CURB SHALL BE SET TO "SPILL" OR "CATCH" CONSISTENT WITH EXISTING ROADWAY AND FLOW LINE OF GUTTER SHALL PROMOTE POSITIVE DRAINAGE.
- CONTRACTOR SHALL ASSURE THE ENTIRE SITE WITHIN THE LIMITS OF CONSTRUCTION IS GRADED TO DRAIN FREELY. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION, WHETHER INSIDE OR OUTSIDE OF THE LIMIT OF CONSTRUCTED AREA, SHALL BE FINE GRADED TO ESTABLISH POSITIVE DRAINAGE AND SEEDED OR SODDED IN ACCORDANCE WITH OWNER'S GUIDANCE.
- NO SLOPES SHALL BE GRADED STEEPER THAN 3:1, UNLESS SPECIFICALLY INDICATED OTHERWISE.



POST OFFICE BOX 16110
WILMINGTON, NC 28408
910 · 742 · 3860
PROFESSIONAL FIRM# C-3796

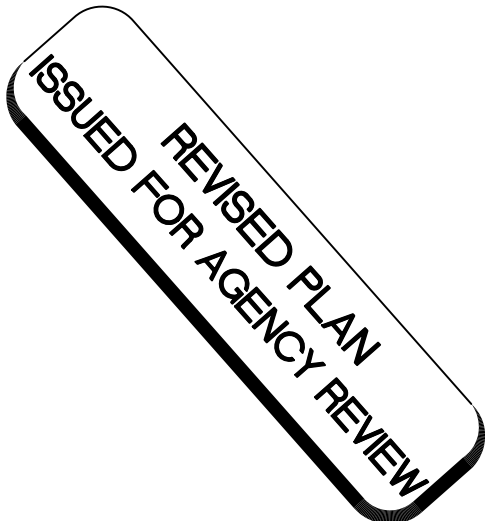
WHITEBROOK FARMS
SUBDIVISION
WILMINGTON
NORTH CAROLINA

PREPARED FOR:
RONALD SAUCIER

WILMINGTON, NC
28405

REVISIONS

NO.	DATE	OTS	DESCRIPTION



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DRAWING TITLE

GRADING
PLAN

DRAWN BY
FCL

CHECKED BY
FCL

DRAWING DATE
10/18/18

DRAWING NUMBER
C-221

PROJECT NUMBER
20-63

7 OF 10

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